

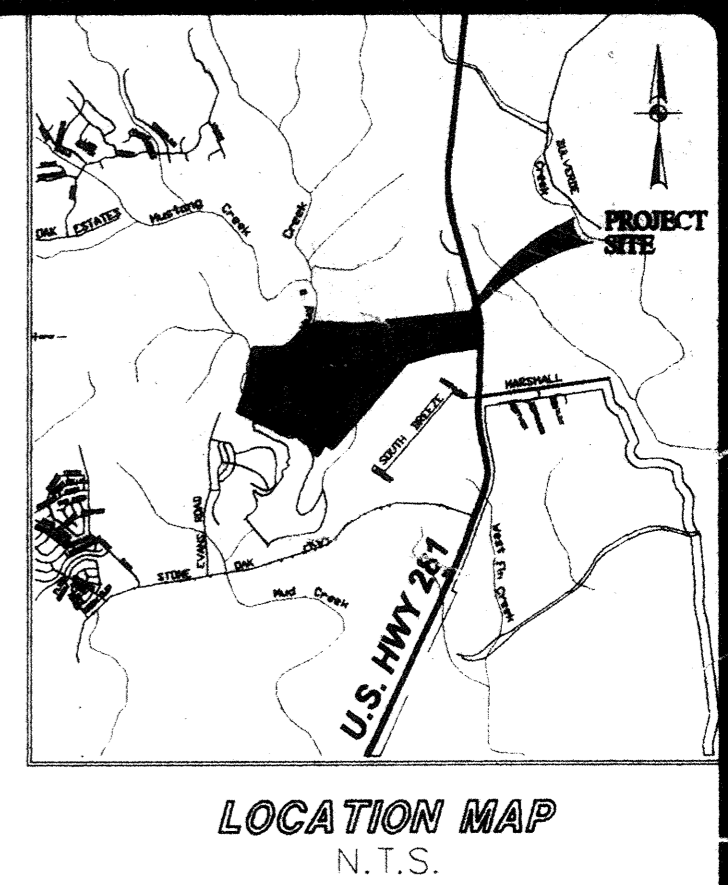
REVISIONS:

PAPE-DAWSON ENGINEERS

555 EAST RANNEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 | FAX: 210.375.9010

LAREDO SPRINGS  
(AMENDING)  
PRELIMINARY OVERALL DEVELOPMENT PLAN  
#427-06

JOB NO. 4568-27-03  
DATE MARCH 2001  
DESIGNER BPL  
CHECKED ARC DRAWN BPL  
SHEET 1 OF 1



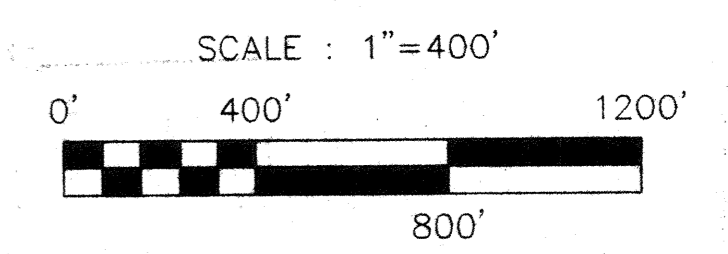
AMENDMENT TO  
**LAREDO SPRINGS**  
PRELIMINARY OVERALL DEVELOPMENT PLAN  
THIS FOADP AMENDS PLAN #427-E PREVIOUSLY APPROVED BY THE PLANNING DIRECTOR ON 7/9/99

- REASONS FOR THIS AMENDMENT:
1. Upgrade the street and lot layout of Unit II through Unit VIII.
  2. Relocate the Recreation Center area.
  3. Increase the commercial area along the south right-of-way of the proposed Wilderness Oaks.
  4. Relocate the third entrance road farther west.
  5. Provide topographic lines that were omitted on the previous plan.
  6. Update the plan with recording info for property within and adjoining the limits of the overall development plan.

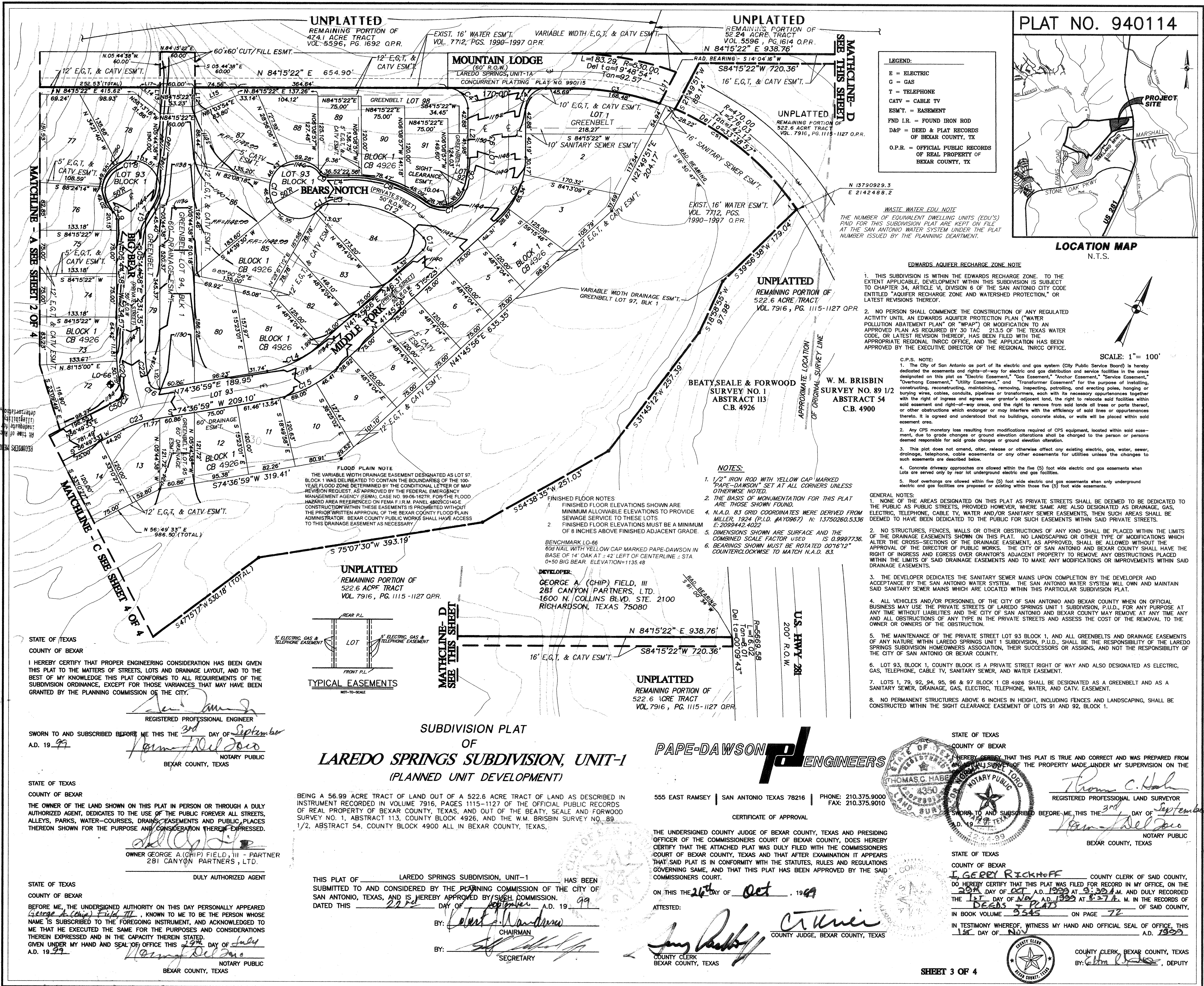
DEVELOPER: 281 CANYON PARTNERS, LTD.  
1600 N. COLLINS BLVD., STE. 2100  
RICHARDSON, TEXAS 75080  
TOTAL AREA = 522.6 Ac.  
874 SINGLE FAMILY  
3 COMMERCIAL / MULTI-FAMILY TRACTS  
1 RECREATION CENTER

- NOTE:
1. ALL INTERNAL STREETS WITHIN THE DEVELOPMENT ARE LOCAL TYPE "A" W/A 50' R.O.W., 30' PAVEMENT AND 2'-10" PARKWAYS, EXCEPT AS NOTED.
  2. PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
  3. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
  4. PROPERTY IS LOCATED WITHIN CANYON SPRINGS RANCH 1,976 AC. TRACT DEV. RIGHTS PERMIT AREA, PERMIT NO. 91.

SUMMARY TABLE		
UNIT	LOTS	NET AREA
UNIT 1	110	33.9
UNIT 2	129	51.0
UNIT 2A	21	7.9
UNIT 2B	2	1.5
UNIT 3	115	35.2
UNIT 4	71	34.1
UNIT 5	79	40.4
UNIT 6	112	40.5
UNIT 7	197	57.5
UNIT 8	38	21.8
REC CNTR	--	2.6
COMM A	--	23.8
COMM B	--	6.6
COMM C	--	15.6
FLOODPLAIN AND PUBLIC R.O.W.		150.2
TOTAL	874	522.6



99-0203700  
Book 9918  
Page 54



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th DAY OF September A.D. 1999

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER GEORGE A. (CHIP) FIELD, III - PARTNER  
281 CANYON PARTNERS, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED George A. (Chip) Field, III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT  
OF  
LAREDO SPRINGS SUBDIVISION, UNIT-1  
(PLANNED UNIT DEVELOPMENT)

BEING A 56.99 ACRE TRACT OF LAND OUT OF A 522.6 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 7916, PAGES 1115-1127 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE BEATY, SEALE AND FORWOOD SURVEY NO. 1, ABSTRACT 113, COUNTY BLOCK 4926, AND THE W.M. BRISBIN SURVEY NO. 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900 ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF LAREDO SPRINGS SUBDIVISION, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 22nd DAY OF September A.D. 1999

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS 26th DAY OF Oct. 1999

ATTESTED: [Signature] COUNTY CLERK, BEXAR COUNTY, TEXAS

[Signature] COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM A DULY CONDUCTED SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE 30th DAY OF September A.D. 1999

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY OF Oct. 1999 AT 9:30 A.M. AND DULY RECORDED THE 1st DAY OF Nov. 1999 AT 2:27 P.M. IN THE RECORDS OF BEXAR COUNTY, TEXAS.

IN BOOK VOLUME 5545 ON PAGE 72

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 1st DAY OF Nov. A.D. 1999

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: [Signature] DEPUTY

VRP# 02-01-061

C.P.S. NOTE:  
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, pot-holing, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.  
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.  
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.  
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.  
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

#### WASTE WATER EDU NOTE

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

#### LEGEND:

E = ELECTRIC  
G = GAS  
T = TELEPHONE  
CATV = CABLE TV  
ESMT. = EASEMENT  
FND I.R. = FOUND IRON ROD  
D&P = DEED & PLAT RECORDS OF BEXAR COUNTY, TX  
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TX

#### NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM MILLER, 1924 (P.L.D. #AY0967) N: 13750260.5336 E: 2099442.4022
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.9997736.
- BEARINGS SHOWN MUST BE ROTATED 0016'12" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

#### EDWARDS AQUIFER RECHARGE ZONE NOTE

- THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
- NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TRRC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TRRC OFFICE.

**PAPE-DAWSON ENGINEERS**  
UNPLATTED REMAINING PORTION OF 522.6 ACRE TRACT VOL. 7916, PG. 1115-1127 O.P.R.

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF September A.D. 1999

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER GEORGE A. (CHIP) FIELD, III - PARTNER  
281 CANYON PARTNERS, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED George A. (Chip) Field, III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF September A.D. 1999

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

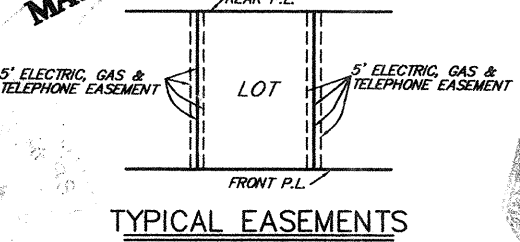


### SUBDIVISION PLAT OF LAREDO SPRINGS SUBDIVISION, UNIT-1 (PLANNED UNIT DEVELOPMENT)

BEING A 56.99 ACRE TRACT OF LAND OUT OF A 522.6 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 7916, PAGES 1115-1127 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE BEATY, SEALE AND FORWOOD SURVEY NO. 1, ABSTRACT 113, COUNTY BLOCK 4926, AND THE W.M. BRISBIN SURVEY NO. 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900 ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF LAREDO SPRINGS SUBDIVISION, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS 22nd DAY OF September A.D. 1999

BY: Robert W. Anderson  
CHAIRMAN  
BY: [Signature]  
SECRETARY

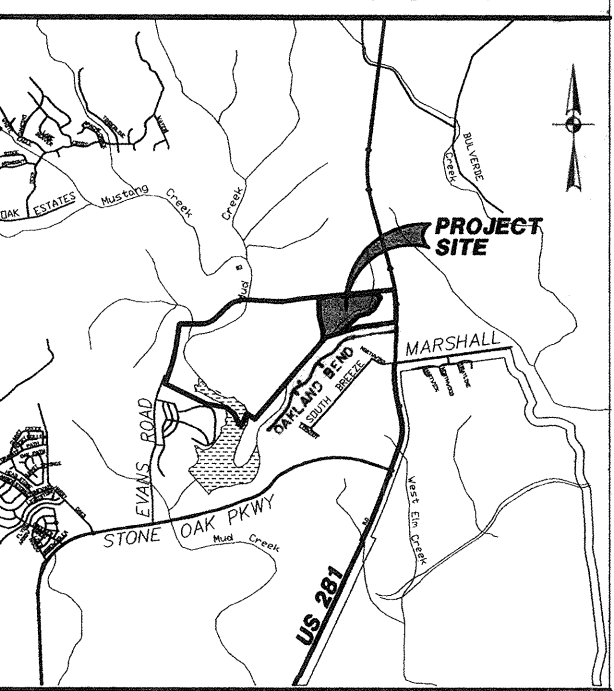


#### CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 26th DAY OF Oct, 1999  
ATTESTED:  
[Signature]  
COUNTY CLERK  
BEXAR COUNTY, TEXAS

PLAT NO. 990114



#### LOCATION MAP N.T.S.

DEVELOPER:  
GEORGE A. (CHIP) FIELD, III  
281 CANYON PARTNERS, LTD.  
1600 N. COLLINS BLVD. STE. 2100  
RICHARDSON, TEXAS 75080

SCALE: 1" = 100'

GENERAL NOTES:  
1. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF LAREDO SPRINGS UNIT 1 SUBDIVISION, P.U.D., FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITY AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREET LOT 93 BLOCK 1, AND ALL GREENBELTS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN LAREDO SPRINGS UNIT 1 SUBDIVISION, P.U.D., SHALL BE THE RESPONSIBILITY OF THE LAREDO SPRINGS SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 93, BLOCK 1, COUNTY BLOCK 1 IS A PRIVATE STREET RIGHT OF WAY AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, AND WATER EASEMENT.

7. LOTS 1, 79, 92, 94, 95, 96, & 97 BLOCK 1 CB 4926 SHALL BE DESIGNATED AS A GREENBELT AND AS A SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV EASEMENT.

8. NO PERMANENT STRUCTURES ABOVE 6 INCHES IN HEIGHT, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT OF LOTS 91 AND 92, BLOCK 1.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE 22nd DAY OF September 1999

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF September A.D. 1999  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

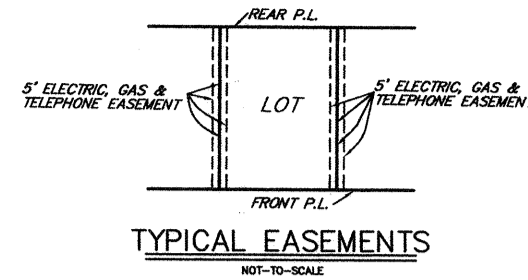
STATE OF TEXAS  
COUNTY OF BEXAR

I, GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 22nd DAY OF Oct, 1999 AT 2:39 A.M. AND DULY RECORDED THE 22nd DAY OF Oct, 1999 AT 8:25 A.M. IN THE RECORDS OF DEEDS & PLATS  
IN BOOK VOLUME 9545 ON PAGE 71  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 22nd DAY OF Oct, 1999



COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: [Signature], DEPUTY

C.P.S. NOTE:  
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.  
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.  
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.  
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.  
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.



## INDEX MAP

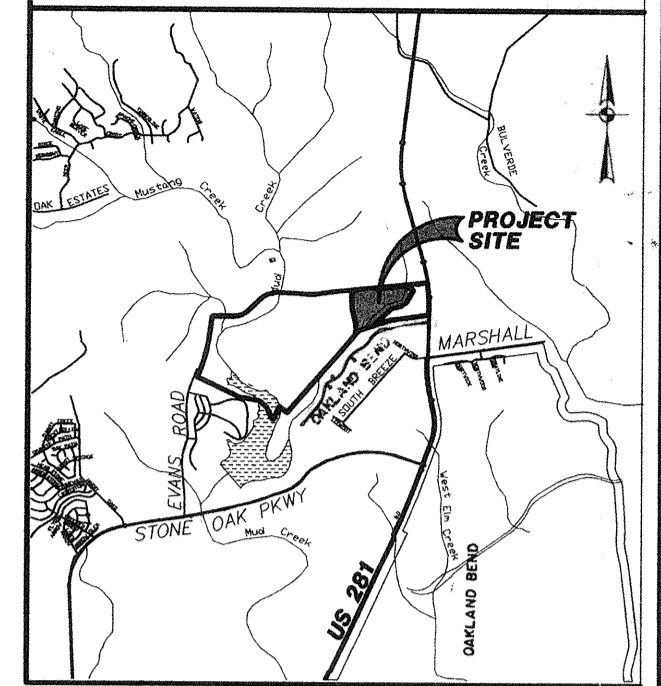
UNPLATTED

### NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM MILLER, 1924 (P.I.D. #AY0967) N: 13750260.5336 E: 2089442.4022
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.9997736.
- BEARINGS SHOWN MUST BE ROTATED 00°16'12" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JAN 23 AM

PLAT NO. 990114



LOCATION MAP  
N.T.S.

SCALE: 1"=200'

WASTE WATER EDU NOTE  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

### LEGEND:

E = ELECTRIC  
G = GAS  
T = TELEPHONE  
CATV = CABLE TV  
ESM'T. = EASEMENT  
FND I.R. = FOUND IRON ROD  
D&P = DEED & PLAT RECORDS OF BEXAR COUNTY, TX  
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TX

### EDWARDS AQUIFER RECHARGE ZONE NOTE

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL THRC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL THRC OFFICE.

PAPE-DAWSON **PD** ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF September  
A.D. 1999

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER GEORGE A. (CHIP) FIELD, III - PARTNER  
281 CANYON PARTNERS, LTD

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED George A. (Chip) Field, III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF July  
A.D. 1999

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

## SUBDIVISION PLAT OF LAREDO SPRINGS SUBDIVISION, UNIT-1 (PLANNED UNIT DEVELOPMENT)

BEING A 56.39 ACRE TRACT OF LAND OUT OF A 522.6 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 7916, PAGES 1115-1127 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE BEATY, SEALE AND FORWOOD SURVEY NO. 1, ABSTRACT 113, COUNTY BLOCK 4926, AND THE W.M. BRISBIN SURVEY NO. 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900 ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF LAREDO SPRINGS SUBDIVISION, UNIT-1 HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF  
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS 22nd DAY OF September A.D. 1999

BY: *Robert J. Ward*  
CHAIRMAN  
BY: *John R. Ruff*  
SECRETARY

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 26th DAY OF Oct, 1999

ATTESTED:

BY: *Ken Rickhoff*  
COUNTY JUDGE, BEXAR COUNTY, TEXAS  
BY: *John R. Ruff*  
COUNTY CLERK  
BEXAR COUNTY, TEXAS

### FINISHED FLOOR NOTES:

1. FINISHED FLOOR ELEVATIONS SHOWN ARE MINIMUM ALLOWABLE ELEVATIONS TO PROVIDE SEWAGE SERVICE TO THESE LOTS
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

BENCHMARK LO-66  
606 NAIL WITH YELLOW CAP MARKED PAPE-DAWSON IN  
BASE OF 14" OAK AT ± 42' LEFT OF CENTERLINE ± STA.  
0+50 BIG BEAR. ELEVATION=1135.48

### DEVELOPER:

GEORGE A. (CHIP) FIELD, III  
281 CANYON PARTNERS, LTD.  
1600 N. COLLINS BLVD. STE. 210  
RICHARDSON, TEXAS 75080

### CERTIFICATE OF APPROVAL

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

NOTARY PUBLIC  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF September  
A.D. 1999

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

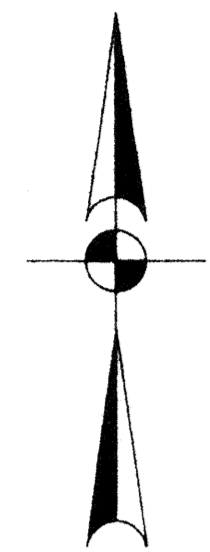
I, GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 20th DAY OF Oct, A.D. 1999, AT 9:33 A.M. AND DULY RECORDED THE 1st DAY OF Nov, A.D. 1999, AT 8:25 A.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9343 ON PAGE 70  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 1st DAY OF Nov, A.D. 1999

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: *John R. Ruff*, DEPUTY

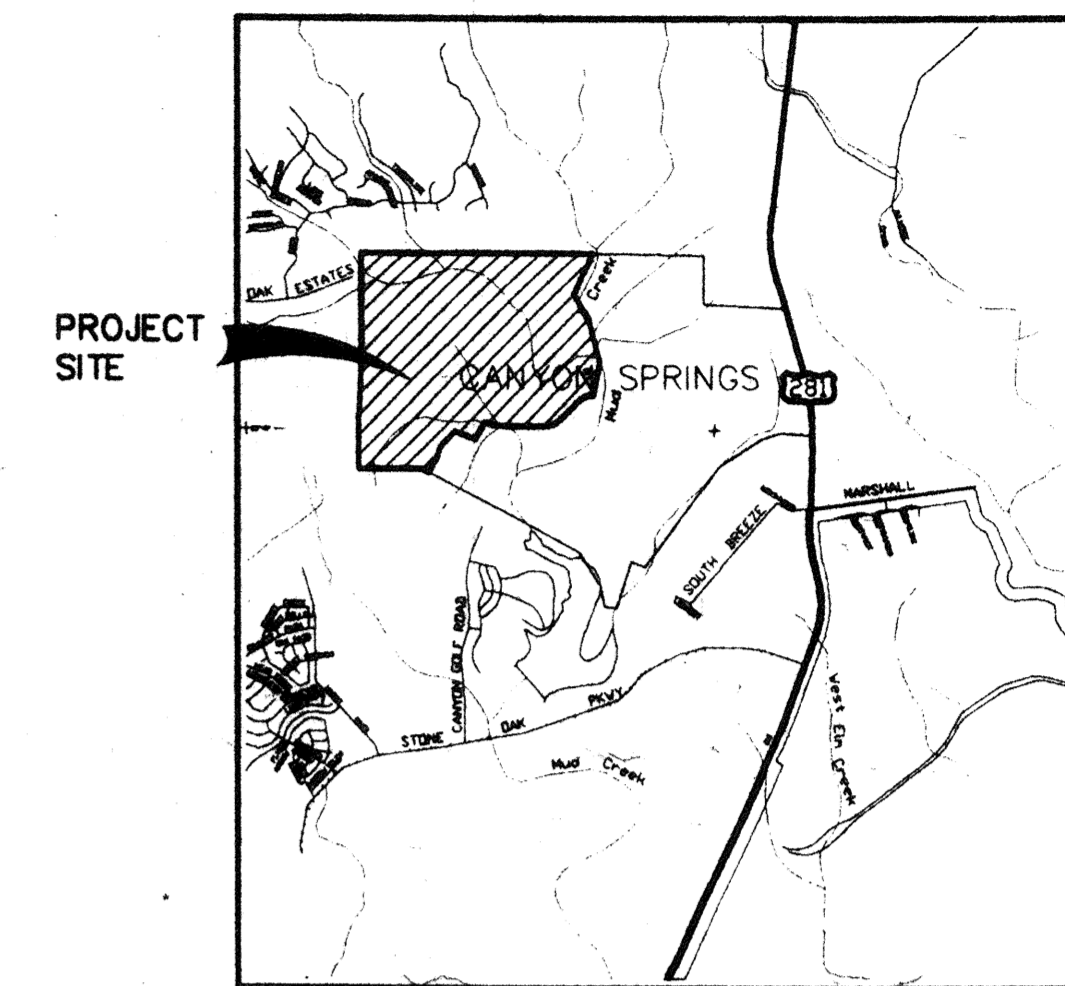
SHEET 1 OF 4

VRP# 02-01-061

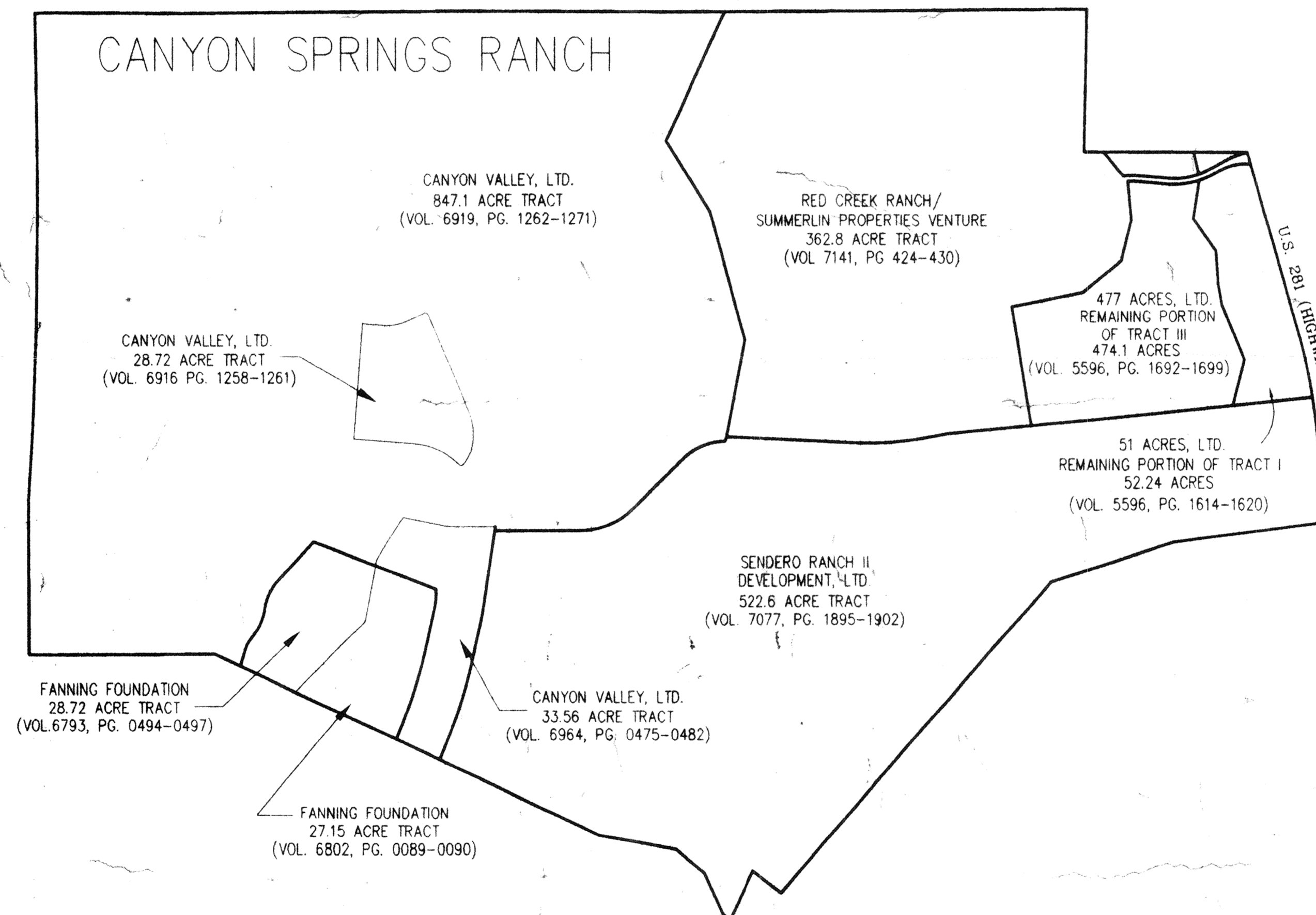
JOB NO. 4568.07



SCALE : 1"=1000'



LOCATION MAP  
N.T.S.



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JAN 23 AM 7:50

**D. R. P.**

Permit # 91

Starts Nov 7, 1985  
Expires until expired without future commitment

Issued by 91

**CANYON SPRINGS RANCH  
1,976 ACRE TRACT  
S.A.W.S. SEWER CONTRACT LIMITS**

APRIL 1998

**PAPE-DAWSON ENGINEERS**  
CIVIL & ENVIRONMENTAL  
SAN ANTONIO TEXAS 78216

555 E. RAMSEY

210-375-9000

VRP# 02-01-061

99-0203701

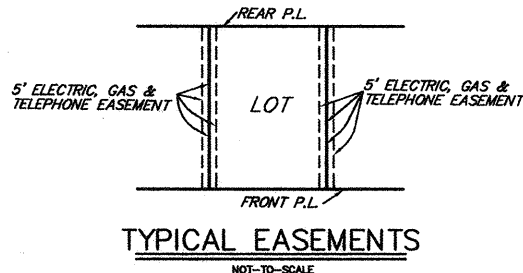
BOOK 09545

56953

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

WASTE WATER EDU NOTE  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S)  
PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE  
AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT  
NUMBER ISSUED BY THE PLANNING DEPARTMENT.



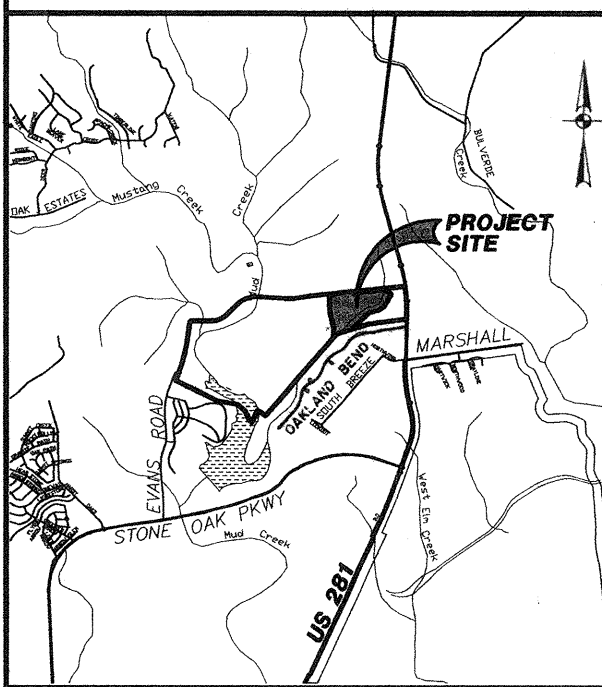
NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM MILLER, 1924 (P.D. #40967) N: 13750260.5336 E: 2099442.4022
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.9997736.
5. BEARINGS SHOWN MUST BE ROTATED 0.07612° COUNTERCLOCKWISE TO MATCH N.A.D. 83.

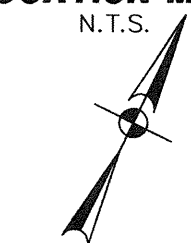
LEGEND:

- E = ELECTRIC
- G = GAS
- T = TELEPHONE
- CATV = CABLE TV
- ESM'T. = EASEMENT
- FND. I.R. = FOUND IRON ROD
- D&P = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TX

PLAT NO. 990114



LOCATION MAP



SCALE: 1" = 100'

EDWARDS AQUIFER RECHARGE ZONE NOTE

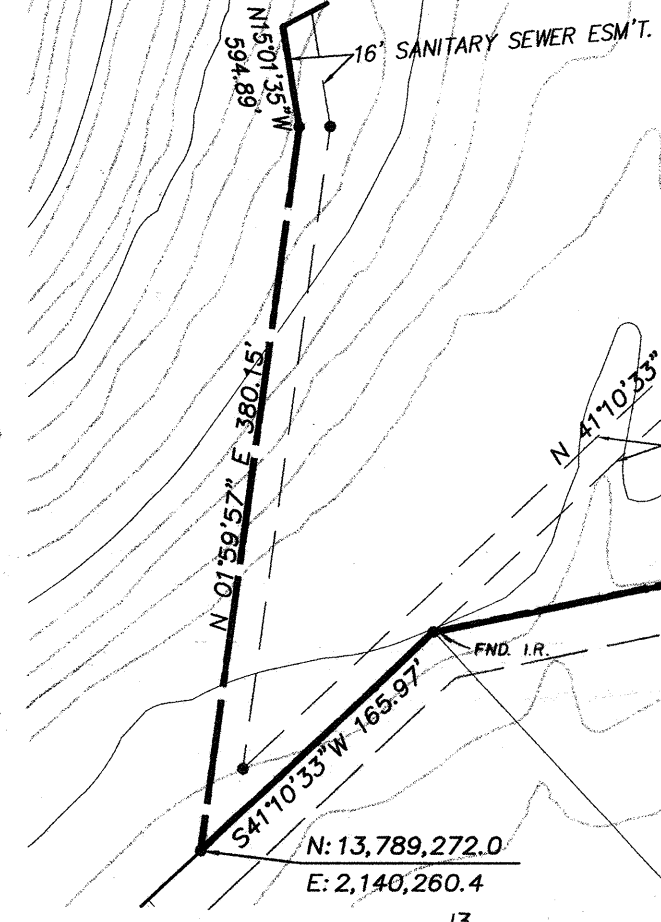
1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TNRCC OFFICE.

GENERAL NOTES:

1. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF LAREDO SPRINGS UNIT 1 SUBDIVISION, P.U.D., FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
5. THE MAINTENANCE OF THE PRIVATE STREET LOT 93 BLOCK 1, AND ALL GREENBELTS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN LAREDO SPRINGS UNIT 1 SUBDIVISION, P.U.D., SHALL BE THE RESPONSIBILITY OF THE LAREDO SPRINGS SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
6. LOT 93, BLOCK 1, COUNTY BLOCK IS A PRIVATE STREET RIGHT OF WAY AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, AND WATER EASEMENT.
7. LOTS 1, 79, 92, 94, 95, 96, & 97 BLOCK 1 CB 4326 SHALL BE DESIGNATED AS A GREENBELT AND AS A SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV EASEMENT.
8. NO PERMANENT STRUCTURES ABOVE 6 INCHES IN HEIGHT, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT OF LOTS 91 AND 92, BLOCK 1.

BEATY, SEALE & FORWOOD  
SURVEY NO. 1  
ABSTRACT 113  
C.B. 4926

UNPLATTED  
REMAINING PORTION OF  
ACRE TRACT  
VOL. 7916



THE OAKLANDS

PLAT NO. 940000

(VOL. 9530, PGS. 151-155 D.P.R. OAKLAND BEND (R.O.W. VARIES))

FLOOD PLAIN NOTE  
THE VARIABLE WIDTH DRAINAGE EASEMENT DESIGNATED AS LOT 97, BLOCK 1 WAS DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE DETERMINED BY THE CONDITIONAL LETTER OF MAP REVISION REQUEST, AS APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), CASE NO. 99-06-1627R, FOR THE FLOOD HAZARD AREA REFERENCED ON FEMA F.I.R.M. PANEL 48029C0140-E. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THIS DRAINAGE EASEMENT AS NECESSARY.

FINISHED FLOOR NOTES:

1. FINISHED FLOOR ELEVATIONS SHOWN ARE MINIMUM ALLOWABLE ELEVATIONS TO PROVIDE SEWAGE SERVICE TO THESE LOTS.
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

BENCHMARK L.O.-66  
600' NAIL WITH YELLOW CAP MARKED PAPE-DAWSON IN  
BASE OF 14" OAK AT ± 42' LEFT OF CENTERLINE ± STA.  
0+50 BIG BEAR. ELEVATION=1135.48

DEVELOPER:

GEORGE A. (CHIP) FIELD, III  
281 CANYON PARTNERS, LTD.  
1600 N. COLLINS BLVD. STE. 2100  
RICHARDSON, TEXAS 75080

SUBDIVISION PLAT

OF

LAREDO SPRINGS SUBDIVISION, UNIT-1

(PLANNED UNIT DEVELOPMENT)

BEING A 56.99 ACRE TRACT OF LAND OUT OF A 522.6 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 7916, PAGES 1115-1127 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE BEATY, SEALE AND FORWOOD SURVEY NO. 1, ABSTRACT 113, COUNTY BLOCK 4926, AND THE W.M. BRISBIN SURVEY NO. 89, 1/2, ABSTRACT 54, COUNTY BLOCK 4900 ALL IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON

ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS 26th DAY OF Oct., 1999

ATTESTED:

County Clerk, Bexar County, Texas

County Judge, Bexar County, Texas

STATE OF TEXAS

COUNTY OF BEXAR

HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE

3rd DAY OF September, 1999

NOTARY PUBLIC

STATE OF TEXAS

COUNTY OF BEXAR

I, GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

29th DAY OF Oct., A.D. 1999, AT 2:35 A.M. AND DULY RECORDED

IN THE 1st DAY OF Nov. A.D. 1999, AT 8:37 A.M. IN THE RECORDS OF

DEEDS & PLATS

IN BOOK VOLUME 9545 ON PAGE 73

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS

1st DAY OF Nov., A.D. 1999

NOTARY PUBLIC

STATE OF TEXAS

COUNTY OF BEXAR

BY: GERRY RICKHOFF, COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

SHEET 4 OF 4

VRP # 02-01-061

JOB NO. 4568.07



**City of San Antonio**  
**New**  
**Vested Rights Permit**  
**APPLICATION**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

N 23 AM 7:49

Permit File: # VRP 02-01-061  
Assigned by city staff

Date: \_\_\_\_\_

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents ( i.e. this application, Master Development Plan (Formally POADP), P.U.D. plan, plat application, approved plat, building permit ).

*Note: All Applications must have a Site Map showing the Area Boundary (Attached).*

1. Owner/ Agent 281 Canyon Partners, Ltd. Attn: George A. (Chip) Field, III
2. Address: 1600 N. Collins, Suite 2100, Richardson, TX
3. Zip: 75080 Telephone # (972) 644-2400
4. Site location or address west of intersection of Mountain Lodge & US Hwy. 281
5. Council District N/A ETJ ☒ Over Edward's Aquifer Recharge (✓) yes ( ) no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Laredo Springs (Amending) POADP # 427-F

Date accepted: 07/03/01 Expiration Date: 01/02/03 MDP Size: 522.6 acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

• **Approved Plat**

Plat Name: Laredo Springs Subdivision, Unit-1 (PUD) # 990114 Acreage: 56.39 Approval  
02 JAN 23 AM 7:49

Date: 09/22/99 Plat recording Date: 11/01/99 Expiration Date: -0- Vol./Pg. 9545, Pages 70-73

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: Development Rights Permit #91 Date issued: 11/07/95 Expiration Date: N/A

Acreage: 1,976

(Note: Two maps of the area must be provided)

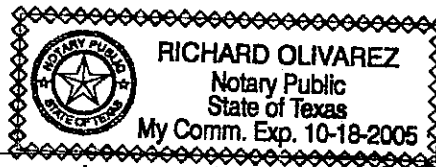
**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information in this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Chip Field Signature: [Signature] Date: 1-15-02

Sworn to and subscribed before me by on this 15<sup>th</sup> day of JANUARY 2002 to certify which witness by hand and seal of office.

[Signature]  
Notary Public, State of Texas, My Commission expires: 10-18-2005



City of San Antonio use



**Approved**

Per Planning:

Vested 11-7-85



**Disapproved**

Review By: [Signature]

Assistant City Attorney

Date: 4-25-02

August 17, 2001

*Abbott*

GEORGE A. FIELD, III  
4552 SOUTH VERSAILLES AVE.  
DALLAS, TX 75205

3285

Date 1-21-02 32-2/1110 TX  
6020

Pay To The  
Order Of

*City of San Antonio*

\$ *160* <sup>*00*</sup>/<sub>*100*</sub>

*one hundred sixty and 00/100*

Dollars

Security features  
are included.  
Details on back.

Bank of America.



ACH R/T 111000025

For

*RR-Texas*

*[Signature]*

MP

⑆ 111000025⑆ 001296080188⑈ 3285

*SALES*

78986

**Patricia Renteria**

---

**From:** Patricia Renteria  
**Sent:** Friday, February 22, 2002 11:54 AM  
**To:** Tom Shute  
**Subject:** VRP Status

Hello Tom,

I just wanted to check on the status of a couple of VRP's that will be due on 2/26/02 and 2/28/02. We have had a couple calls from Stephanie at Pape Dawson regarding this. The VRP's are #02-01-061 and #02-01-062. Please give me a call if you have any questions.

Thank You,  
Tricia Renteria Ext.# 7873

**Tracking:**                      **Recipient**  
Tom Shute

**Delivery**  
Delivered: 2/22/02 11:54 AM